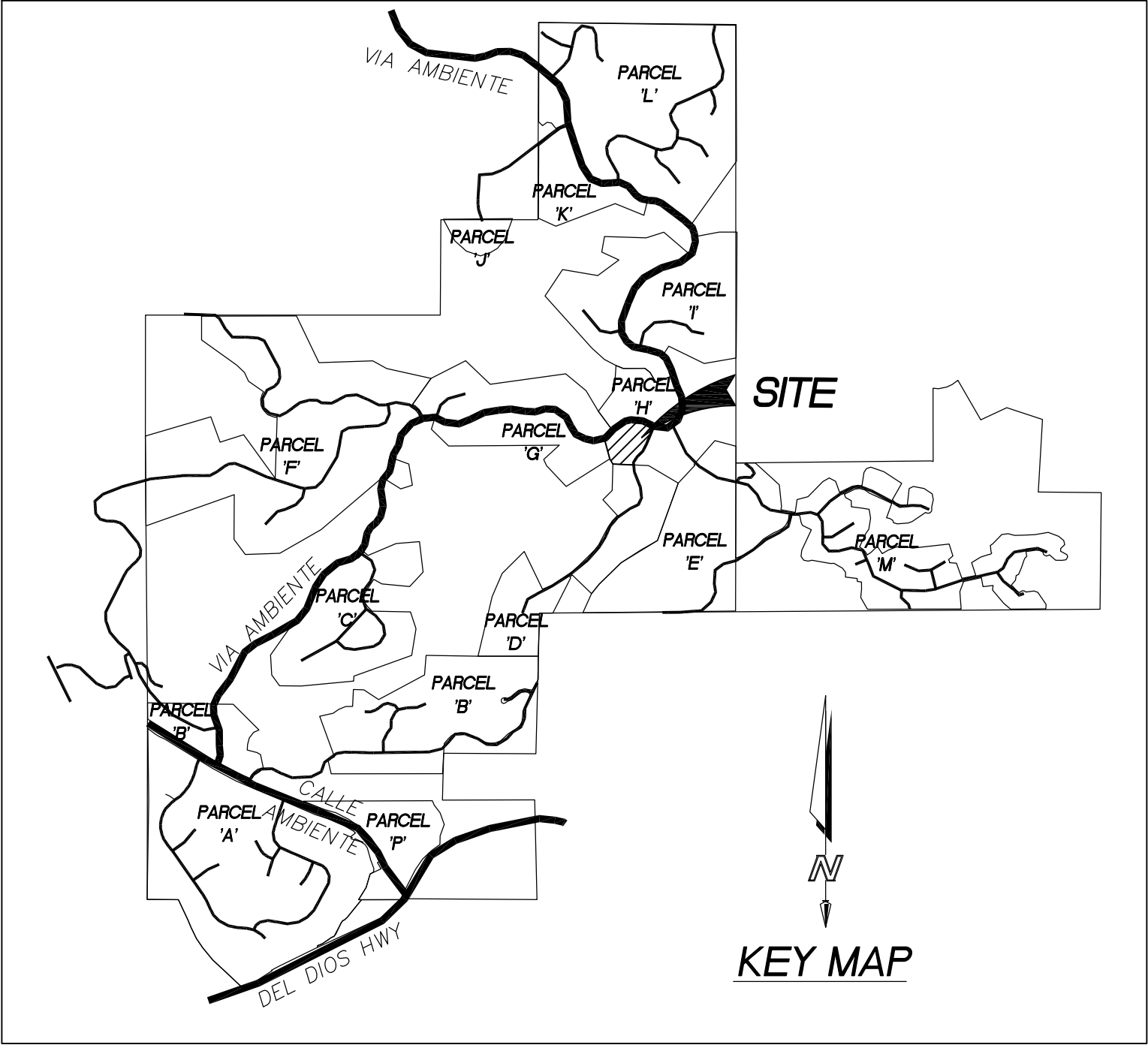


COUNTY OF SAN DIEGO TENTATIVE TRACT MAP 5440RPL<sup>3</sup>  
RANCHO CIELO VILLAGE CENTER



**PARK LAND DEDICATION STATEMENT**  
SEE AMENDED SPECIFIC PLAN FOR RANCHO CIELO PARK LAND DEDICATIONS.

**SPECIAL ASSESSMENT ACT STATEMENT**  
NO REQUEST WILL BE MADE

**SOLAR ACCESS NOTE**  
THE LOT WITHIN THIS SUBDIVISION HAS A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

**STREET LIGHT STATEMENT**  
THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

**IMPROVEMENT STATEMENT**  
APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

**GENERAL NOTES**

1. TOTAL GROSS AREA: 5.590 ACRES NET AREA: 5.590 ACRES
2. TOTAL NUMBER OF LOTS: 1 LOT
3. 1 - RESIDENTIAL, PORTION OF LOT 1 - OPEN SPACE
4. TOTAL NUMBER OF DWELLING UNITS: 11
5. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
6. EXISTING AERIAL TOPOGRAPHY WAS PREPARED BY SAN-LO AERIAL SURVEYS, FLOWN 10-23-98. (CONTOURS SHOWN ON PLAN ARE 2 FOOT INTERVAL)
7. LAMBERT COORDINATES: 322-1719
8. ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES; DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
9. GENERAL PLAN REGIONAL CATEGORY: EDA
10. GENERAL PLAN LAND USE DESIGNATION: 21
11. COMMUNITY PLAN: SAN DIEGUITO
12. PROPOSED LAND USE: 11 CONDOMINIUM UNITS
13. PROPOSED TAX RATE AREA: 74180

**LEGAL DESCRIPTION**

LOT 109 OF COUNTY OF SAN DIEGO TRACT NO. 4229-2, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12764; FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 9, 1991.

ASSESSOR'S PARCEL NO. 'S	EXISTING ZONE	PROPOSED ZONE
264-382-16	C-36	RV-3

**PUBLIC UTILITIES/DISTRICTS:**

SEWER	OLIVENHAIN MUNICIPAL WATER DISTRICT
WATER	OLIVENHAIN MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	PACIFIC TELEPHONE
GAS AND ELECTRIC	SDG&E
CABLE T.V.	COX CABLE
POLICE	COUNTY SHERIFF
FIRE	RANCHO SANTA FE FIRE PROTECTION DISTRICT
SCHOOL	ESCONDIDO UNION SCHOOL DISTRICT (ELEMENTARY, JR. HIGH, AND HIGH SCHOOL)

**CONDOMINIUM NOTE**

LOT 1 OF THIS SITE PLAN IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF CONDOMINIUM DWELLING UNITS IS 11.

**OWNER / SUBDMIDER**

OWNER'S CERTIFICATE (OWNER AND SUBDIVIDER):  
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP.

RANCHO CIELO ESTATES, LTD.  
PO BOX 2303  
RANCHO SANTA FE, CA 92067  
TEL: (858) 756-5667

MARK ROWSON, PRESIDENT      DATE

ZONING INFORMATION		
APN 264-382-16	EXISTING	PROPOSED
USE REGULATIONS	C-36	RV-3
ANIMAL REGULATIONS	Q	A
DEVELOPMENT REGULATIONS	DENSITY	29
	LOT SIZE	-
	BUILDING TYPE	T
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	LOT COVERAGE	-
	SETBACK	O
SPECIAL AREA REGULATIONS	A	A

LOT AREA				
LOT NO.	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	243,511	5.59	243,511	5.59

OPEN SPACE AREA			
EXISTING O.S. AREA (SF)	EXISTING O.S. AREA (AC)	*PROPOSED O.S. AREA (SF)	*PROPOSED O.S. AREA (AC)
49,810	1.14	86,597	2.00
* BRUSH MANAGEMENT ZONE "B" CAN OCCUR WITHIN OPEN SPACE AREA			
DRAINAGE PIPE, HEADWALL, RIPRAP & BROW DITCH CAN OCCUR WITHIN OPEN SPACE AREA.			

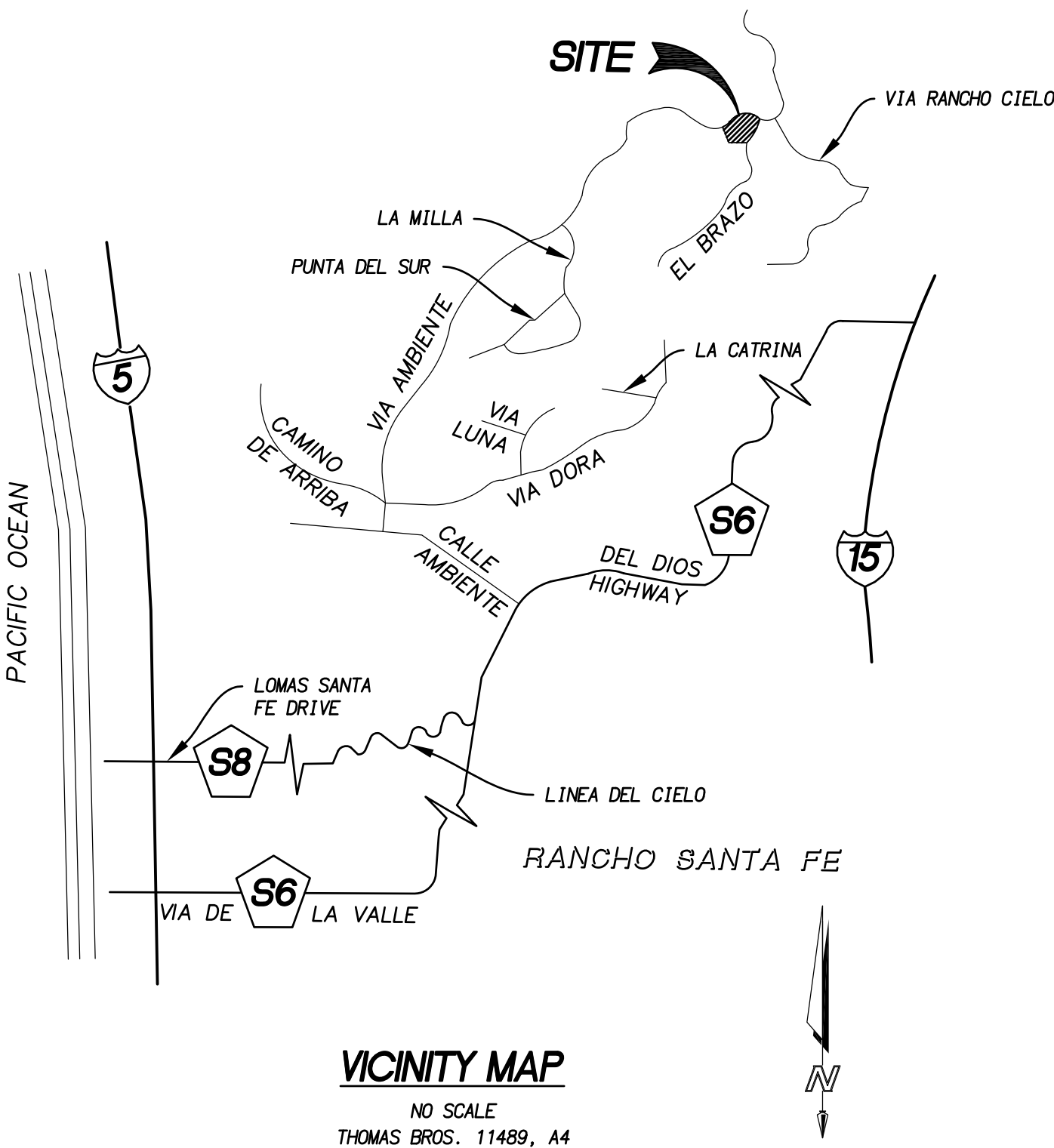
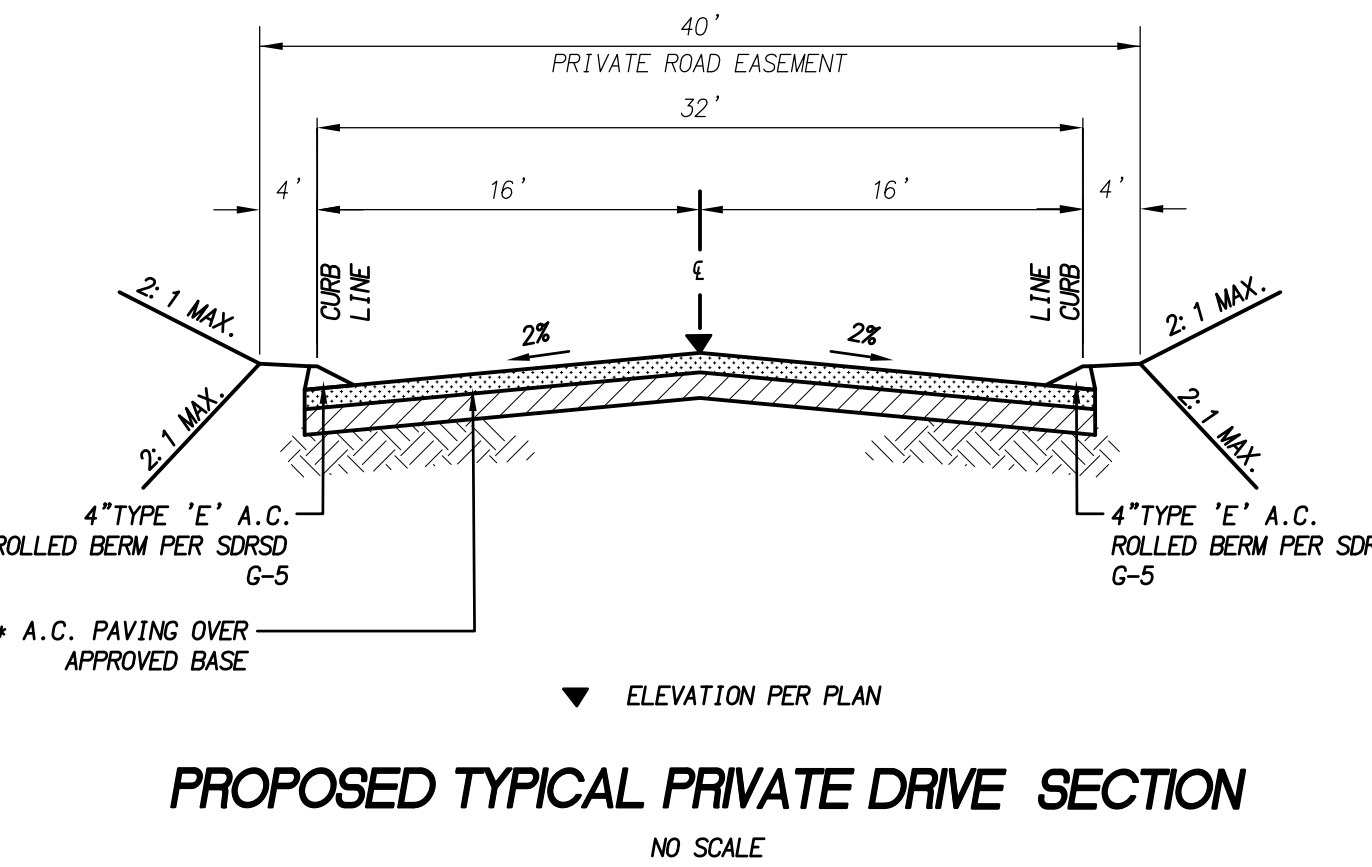
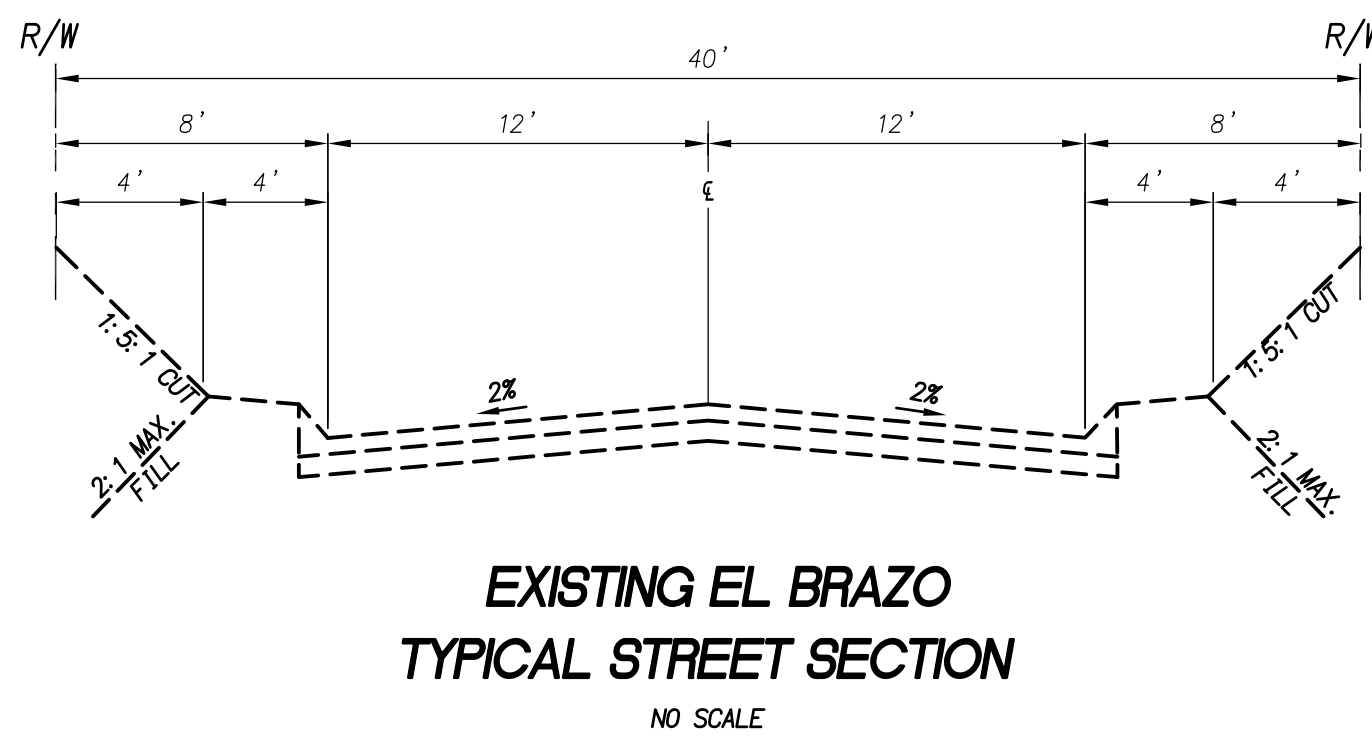
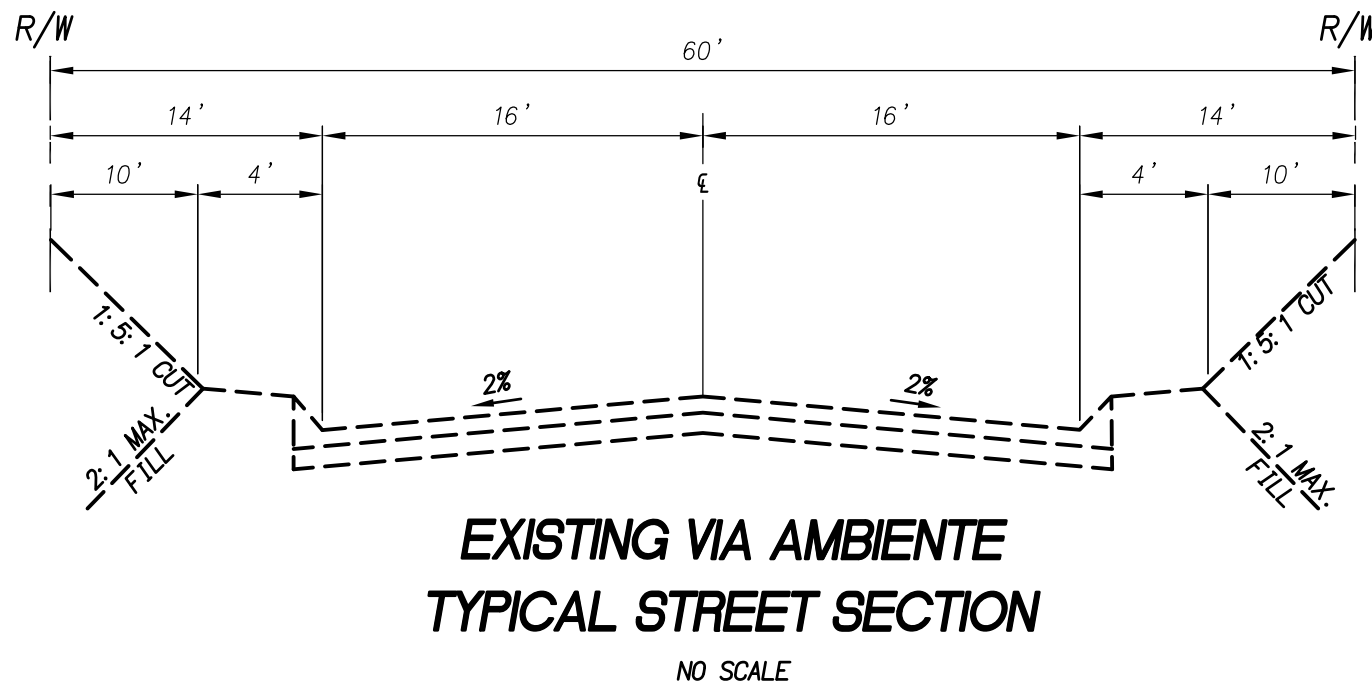
**DENSITY CALCULATION**

PROPOSED DENSITY = 11 DU/ 5.590 AC = 2.0 DU/ AC  
ALLOWABLE DENSITY = 3.0 DU/AC

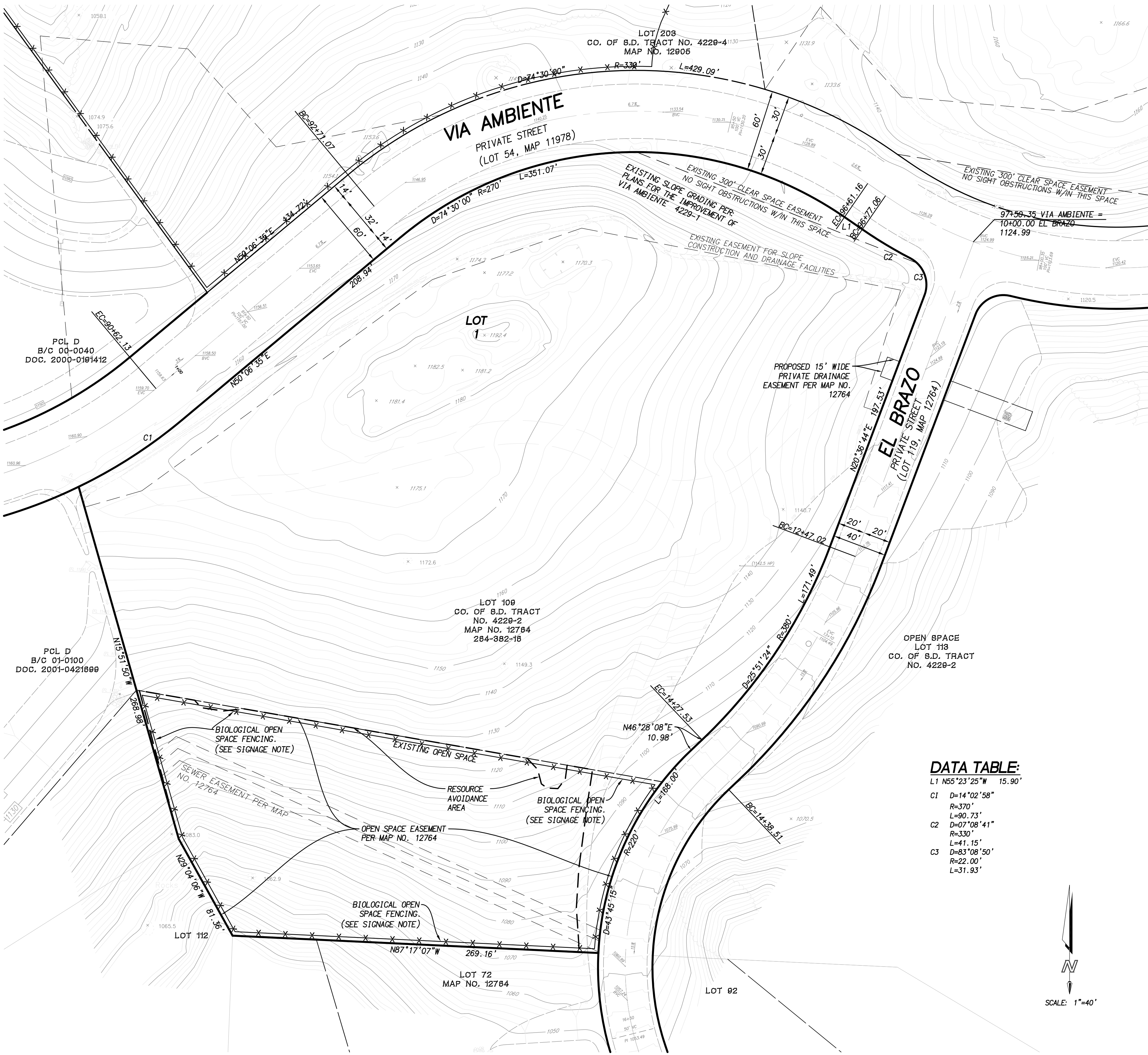
**ENGINEER OF WORK**

FUSCOE ENGINEERING - SAN DIEGO, INC.  
6390 GREENWICH DRIVE, STE. 170  
SAN DIEGO, CA 92122  
(858)554-1500

ROBERT A. CHASE      RCE 41903      DATE



RANCHO CIELO VILLAGE CENTER  
EXISTING CONDITIONS



ITEMS	SYMBOL
TRACT BOUNDARY	---
RIGHT OF WAY	---
PROPOSED LOT LINE	---
EXISTING CONTOUR	1110
PROPOSED LOT NUMBER	1
EXISTING SEWER MAIN W/ MANHOLE	SS
EXISTING WATER MAIN	W
EXISTING STORM DRAIN	---
EXISTING FIRE HYDRANT ASSEMBLY	H-O-H
EXISTING CONCRETE BROW DITCH	⇒⇒⇒
OPEN SPACE FENCING	X-X-X

OPEN SPACE SIGNAGE NOTES

OPEN SPACE SIGNS SHALL BE PLACED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY AT 100' INTERVALS MINIMUM. SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6"x9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

**SENSITIVE ENVIRONMENTAL RESOURCES  
AREA RESTRICTED BY EASEMENT**  
APPROVED ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE.  
REFERENCE: (TM 5440 & ER 86-06-026B)

NO.	DATE	REVISION

**FUSCOE**  
ENGINEERING

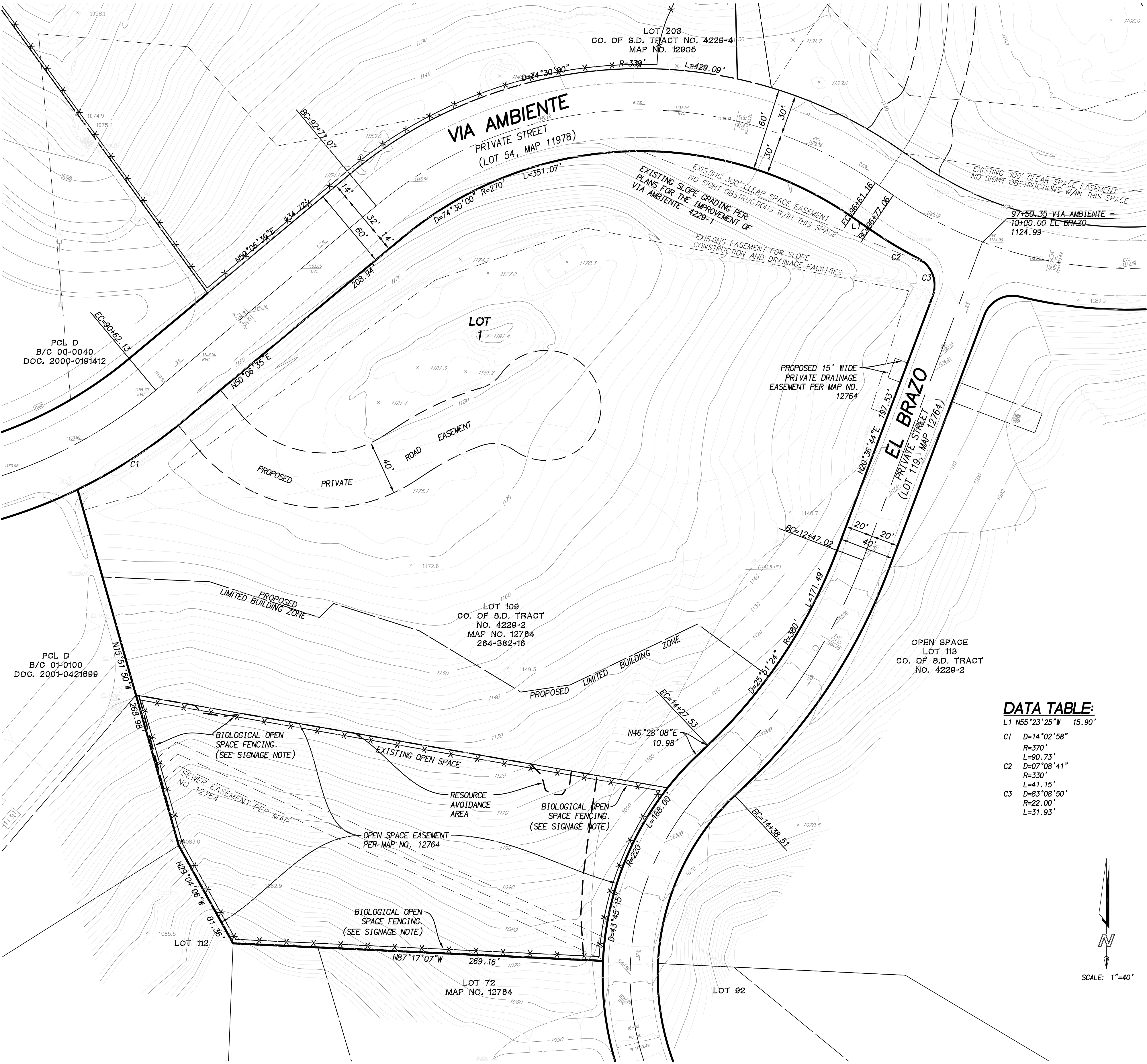
6390 Greenwich Drive, Suite 170  
San Diego, California 92122  
tel 858.554.1500 • fax 858.597.0335  
www.fuscoee.com



SHEET 3 OF 3 SHEETS

# RANCHO CIELO VILLAGE CENTER

## TENTATIVE MAP



ITEMS	SYMBOL
TRACT BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
LOT NUMBER	1
EXISTING STORM DRAIN	---
EXISTING FIRE HYDRANT ASSEMBLY	---
EXISTING CONCRETE BROW DITCH	---
OPEN SPACE FENCING	---

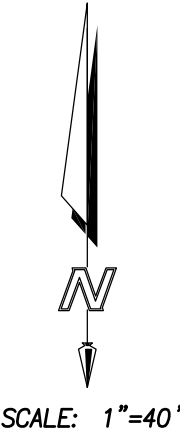
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REFERENCE: (TM 5440 & ER 86-06-026B)

### DATA TABLE:

L1	N55°23'25"W	15.90'
C1	D=14°02'58"	R=370'
	L=90.73'	
C2	D=07°08'41"	R=330'
	L=41.15'	
C3	D=83°08'50'	R=22.00'
	L=31.93'	



NO.	DATE	REVISION

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